

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION
ROUTE 715, BRODHEADSVILLE, PA 18322
MINUTES OF MEETING – DECEMBER 15, 2004

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:30 p.m. on Wednesday, December 15, 2004, at the Township Municipal Building by Dave Johnson.

Present: Matt Connell, Chris Eckert, Jim Connor, Dave Gordon, Dave Johnson, Dick Rodenbach, Planning Director David Albright, Engineer Chris McDermott and Atty. Tim McManus.

Absent: Larry Smith

The **Pledge of Allegiance** to the Flag was led by Dave Johnson.

Minutes. On motion made by Chris Eckert, seconded by Dick Rodenbach it was voted to approve the minutes of the November 17, 2004 meeting, as distributed. (6-0)

Submittals:

Wentz, Jessica. (Preliminary Land Development Plan) Keystone Consulting Engineers. Planning Director Dave Albright said this parcel is identified on the official map and a letter must be sent to the Supervisors advising them of this plan. Everything else is in order for acceptance. On motion made by Jim Connor, seconded by Dick Rodenbach it was voted to accept this plan for review. (6-0) (Plan date 11/22/04) (Received 11/24/04) **(SEO: testing complete planning module required)**

Greer, James. (Land Development Plan) Effort Associates, Inc. This plan is to put a commercial building on a lot located off Jenna Drive. Everything is in order for acceptance. On motion made by Dick Rodenbach, seconded by Matt Connell it was voted to accept this plan for review. (6-0) (Plan date 11/12/04) (Received 11/24/04) **(SEO: no flows submitted)**

Plan Review:

Kal-Tac Inc. (Land Development Plan/Reverse Subdivision Plan) Effort Associates, Inc. Mike Lalli was present on behalf of this plan. He told the Commission he had a meeting with Chuck Gould, Joe Weston and Dave Albright on several issues including financial contribution. Mike asked the Commission to table this plan tonight. On motion made by Matt Connell, seconded by Dick Rodenbach it was voted to table this plan. (6-0) (Plan date 8/2003) (Received 11/10/03) (Accepted for review 11/19/03) (Tabled 12/17/03, 1/21/04, 2/18/04, 3/17/04, 4/21/04, 5/19/04, 6/16/04, 7/21/04, 8/17/04, 9/15/04, 10/20/04, 11/17/04, 12/15/04) **(open-ended waiver signed 1/21/04) (SEO: testing complete planning module ready for approval)**

Ianuale, A. Lewis (Lot Line Adjustment) HMG Engineering, LTD. On motion made by Jim Connor, seconded by Chris Eckert it was voted to table this plan. (6-0) (Plan date 7/6/04) (Received 7/6/04) (Accepted for review 7/21/04) (Tabled 8/17/04, 9/15/04, and 10/20/04) (**open-ended waiver signed 10/1/04**) (**SEO: no testing required**)

Effort Mini Storage. (Preliminary & Final Land Development) Niclaus Engineering. Marv Walton was present on behalf of this plan. He is in the process of addressing the Engineer's comments and asked to table this plan tonight. On motion made by Chris Eckert, seconded by Matt Connell it was voted to table this plan. (Plan date 10/5/04) (Accepted 10/20/04) (**90-day review ends 1/20/05**) *A waiver is required.* (**SEO: existing system including tanks and lift stations should be shown on the plan**)

Western Pocono Community Library (Minor Subdivision) Niclaus Engineering Corp. Marv Walton was present on behalf of this plan. This plan will subdivide a single family dwelling off and the remaining 9 acres will be for the West End Soccer league. There are several waivers needed, one on lot frontage and a private access street-waiver on requirements of construction standards. Mr. Walton asked to table this plan tonight. On motion made by Dave Gordon, seconded by Dick Rodenbach it was voted to table this plan. (6-0) (Plan date 9/30/04) (Received 10/5/04) (Accepted 10/20/04) (Revised 12/8/04) (**90-day review ends 1/20/05**) *A waiver is required.* (**SEO: testing complete planning module ready for approval**)

Audett, John (Land Development Plan) Effort Associates, Inc. Mike Lalli was present on behalf of this plan and asked the Commission to table this tonight. On motion made by Jim Connor, seconded by Matt Connell it was voted to table this plan. (6-0) (Plan date 10/12/04) (Received 11/3/04) (Accepted 11/17/04) (**90-day review ends 2/16/05**) (**SEO: testing complete proposed flows not submitted**)

Calderone, Joseph (Minor Subdivision) Lawrence Bailey P.E. Mr. Bailey was present on behalf of this plan and asked the Commission to table tonight. On motion made by Dick Rodenbach, seconded by Jim Connor it was voted to table this plan. (6-0) (Plan date 10/8/04) (Received 11/4/04) (Accepted 11/17/04) (**90-day review ends 2/16/05**) (**SEO: testing completed, planning module incomplete.**)

Emerson Chase Subdivision (Preliminary Major Subdivision) Boucher & James, Inc. Bill Hopkins was present on behalf of this plan. Mr. Hopkins brought the Commission up to speed on this project; he has had a number of meetings with the Supervisors, Planning Director Dave Albright and Engineer Chris McDermott. There are several public utility companies interested in the central water & waste water system. The last plan showed 94 lots, using the TDR concept the plan would have 207 lots. Next month we will have detailed plans that add the central water & waste water system and show the additional lots. We request to table this plan tonight. On motion made by Chris Eckert, seconded by Matt Connell it was voted to table this plan. (6-0) (A 60-day waiver extension was received) (Plan date 9/30/03) (Received 10/1/03) (Accepted for review 10/15/03) (Waiver 60 day 11/19/03) (90 day 2/11/04) (60 day 5/19/04, 8/15/04) (90 day 10/16/04) (Revised

1/30/04, 2/11/04) (Tabled 1/21/04, 2/18/04, 3/17/04, 4/21/04, 5/19/04, 6/16/04, 7/21/04, 8/17/04, 9/15/04, 10/20/04, 11/17/04, 12/15/04) (**SEO: soils testing currently being performed by Del-Val soils**)

Sketch Plan:

The Shops at Chestnuthill. (Sketch Plan) Quad 3 Group. This sketch plan is for commercial shops on 64 ½ acres located adjacent to the Ames plaza on Rte 209. David Dinenberg was present on behalf of this plan along with Joe Stachokus from Quad 3. Atty. Dan Corvelyne was also present. A lengthy discussion ensued. Planning Director Dave Albright brought to the Commissions attention that this area is on the official map for agriculture preservation due to the location in an agriculture security area, and will require a special exception.

Business from the Planning Commission.

Planning Director Dave Albright told the Commission there is a Pennsylvania Environmental Council Workshop being held on January 20 with a snow date on January 27 on “Better Storm water Management through Site Design”. Any interested members should contact Dave.

Planning Module Approval. None.

Plans to be Signed. Blattner, Magda (Minor Subdivision) Steven A. Wright P.L.S.

Other Business. None.

Public Comment. Mr. Gutierrez was present to tell the Commission about a flooding problem where he lives in Sherwood Forest caused by the water runoff of Emerson Chase Subdivision. The Commission recommended he speak with the Board of Supervisors.

Adjournment. There being no further business, on motion made by Chris Eckert, seconded by Dick Rodenbach it was voted to adjourn at 8:40 p.m. (6-0)

Respectfully submitted,

Cathy A. Baker
Recording Secretary